

**RAVENSWOOD**  
**A CONDOMINIUM - PHASE II**  
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON

**DEDICATION**

WE, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET SEQ., AND NOT FOR ANY PUBLIC PURPOSES.

WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED WITHIN PHASE II ARE SUBSTANTIALLY COMPLETED, AND THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS WITHIN PHASE II MUST BE BUILT.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR RAVENSWOOD, A CONDOMINIUM, PHASE II, RECORDED UNDER KING COUNTY RECORDING NO. 19991005001909

RAVENSWOOD CONDOMINIUMS, L.L.C., A  
WASHINGTON LIMITED LIABILITY COMPANY

BY: DALLY HOMES, INC., A WASHINGTON  
CORPORATION

ITS: Manager

BY: Charlie Finkle

ITS: Vice President

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Charlie Finkle IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF DALLY HOMES, INC., A WASHINGTON CORPORATION, MANAGER OF RAVENSWOOD CONDOMINIUMS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 4th DAY OF October, 1999.

Christie N. Jones

PRINTED NAME Christie N. Jones  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,

RESIDING AT Seattle

EXPIRATION DATE 4-07-00



**ASSESSOR'S CERTIFICATE**

EXAMINED AND APPROVED THIS 5th DAY OF Oct., 1999.

A. Noble  
KING COUNTY ASSESSOR

Charmie Mundack  
DEPUTY KING COUNTY ASSESSOR

**1999 1005 001909**  
**RECORDER'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF THE RAVENSWOOD CONDOMINIUMS, L.L.C., THIS 5th DAY OF Oct., 1999 AT 2:22 P.M. AND RECORDED IN VOLUME 459 OF CONDOMINIUMS, PAGES 26-60 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Larry A. Carlson  
MANAGER

Wally Washington  
SUPERINTENDENT OF RECORDS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS OF RAVENSWOOD, A CONDOMINIUM, PHASE II, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE COURSES AND BEARINGS ARE SHOWN CORRECTLY HEREIN; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Timothy E. Hanson  
TIMOTHY E. HANSON  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 18903  
DATE 09/30/99



**SURVEYOR'S VERIFICATION**

STATE OF WASHINGTON  
COUNTY OF KING

TIMOTHY E. HANSON, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, AND THAT HE BELIEVES THE ABOVE CERTIFICATE TO BE A TRUE STATEMENT.

Timothy E. Hanson  
TIMOTHY E. HANSON  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 18903



SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September, 1999.

Corinne Schwecoft  
PRINTED NAME Corinne Schwecoft  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,

RESIDING AT Redmond, WA

EXPIRATION DATE 12/31/2000



**LEGAL DESCRIPTION**

**TOTAL PARCEL**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SUBDIVISION 821.04 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;  
THENCE EAST 449.31 FEET;  
THENCE NORTH 15 FEET;  
THENCE EAST TO WEST LINE OF COUNTY ROAD, SOUTHEAST NEWPORT WAY (NEWPORT-ISSAQUAH ROAD NO. 1025);  
THENCE NORTHWESTERLY ALONG SAID WEST LINE 182 FEET TO A POINT 164.2 FEET NORTH AND 797.13 FEET EAST OF POINT OF BEGINNING;  
THENCE WEST 797.13 FEET;  
THENCE SOUTH 164.20 FEET TO POINT OF BEGINNING.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

**TIM HANSON AND ASSOCIATES, INC.**

6025 - 108th AVENUE N.E. KIRKLAND, WA 98033  
(425) 822-7271

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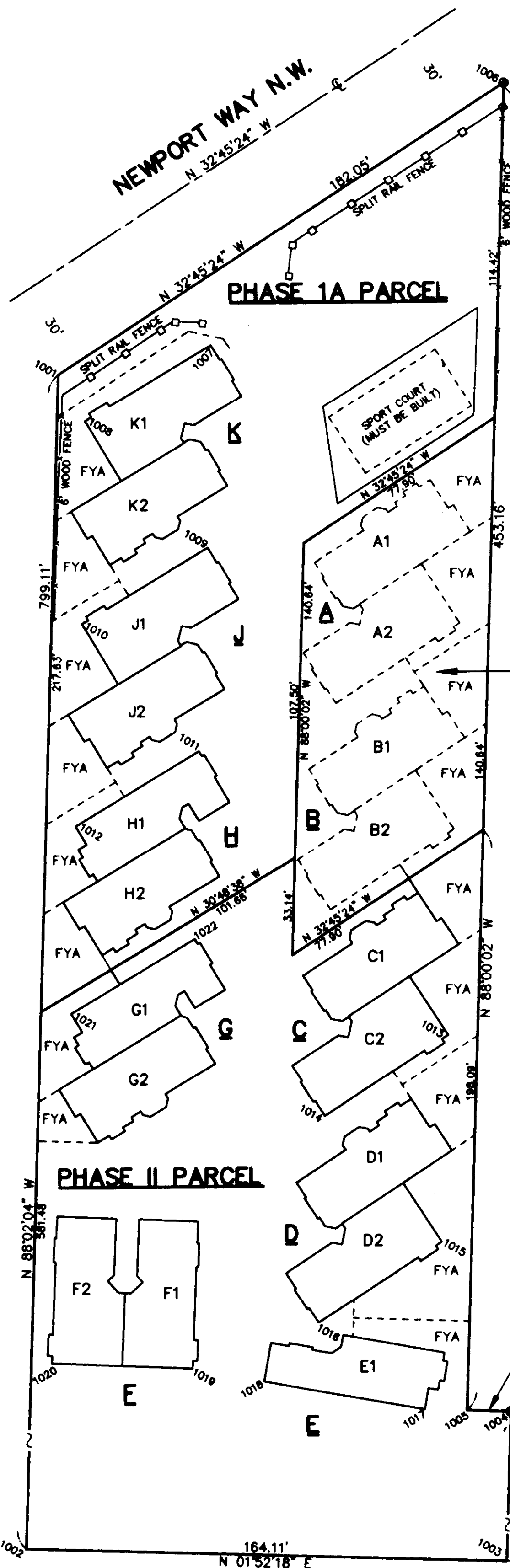
# RAVENSWOOD

## CONDOMINIUM - PHASE II

A  
SECTION 28,  
CITY OF ISSAQUAH

TOWNSHIP 24 NORTH,  
COUNTY OF KING

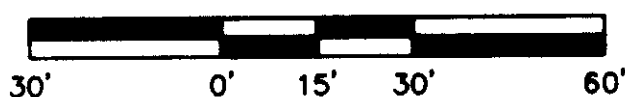
RANGE 6 EAST, W.M.  
STATE OF WASHINGTON



### NOTES

1. THE UNITS SHOWN HEREON ARE LIMITED TO THE AREA ENCLOSED BY THE WALLS, CEILINGS AND FLOORS, EXCEPT THOSE PORTIONS WHICH INCLUDE LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING, AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF.
2. THE APPROXIMATE THICKNESS OF CERTAIN PERIMETER WALLS OF CERTAIN UNITS AS SHOWN ON THE PLANS IS ONLY ILLUSTRATIVE OF THE WALL THICKNESS AT THE LOCATION SHOWN AND IS NOT CERTIFIED AS THE THICKNESS OF ALL PORTIONS OF ALL PERIMETER WALLS OF ALL UNITS.
3. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
4. THE DIMENSIONS OF THE UNITS SHOWN HEREON ARE IN FEET AND TENTHS OF A FOOT AND ARE IN ACCORDANCE WITH ASBUILT MEASUREMENTS BASED ON MEAN VALUES.
5. ALL DECKS, PATIOS, PARKING STALLS, FENCED YARD AREAS AND STORAGE AREAS ARE LIMITED COMMON ELEMENTS, TO BE ASSIGNED PER THE DECLARATION.
6. THE SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE METHOD THROUGH THE MONUMENTS SHOWN, UTILIZING A 05\"/>

### GRAPHIC SCALE IN FEET



1" = 30'



BASIS OF BEARINGS:  
UNRECORDED SURVEY BY  
EASTSIDE CONSULTANTS, INC.  
THEIR JOB NO. 96036.

**PHASE 1B PARCEL**  
BUILDINGS A AND B  
MUST BE BUILT

### COORDINATES TABLE \*

1001	5000.00	5000.00
1002	5027.41	4201.36
1003	4863.39	4196.00
1004	4847.72	4645.14
1005	4862.71	4645.62
1006	4846.90	5098.50
1007	4947.68	5099.76
1008	4990.93	4984.07
1009	4949.21	4940.60
1010	4992.45	4914.90
1011	4952.79	4871.25
1012	4995.16	4845.95
1013	4868.22	4773.62
1014	4910.50	4746.37
1015	4870.86	4703.20
1016	4913.04	4675.81
1017	4877.13	4646.05
1018	4931.84	4655.96
1019	4956.39	4660.57
1020	5004.60	4662.67
1021	4997.07	4781.82
1022	4954.74	4807.19

\*ASSUMED COORDINATE SYSTEM

### NOTE:

F.Y.A. DENOTES FENCED YARD AREA. THE FENCED YARD AREAS ARE LIMITED COMMON ELEMENTS, AND ARE FOR THE BENEFIT OF THE UNITS TO WHICH THEY ARE ADJACENT, AS DESCRIBED IN THE DECLARATION.

### BENCHMARK

INVERT ELEVATION OF SANITARY SEWER MANHOLE LOCATED APPROX. 150 FEET SOUTHERLY OF THE SOUTHEAST PROPERTY CORNER.  
ELEV. = 77.44  
DATUM - KING COUNTY VERTICAL DATUM

**TIM HANSON AND ASSOCIATES, INC.**

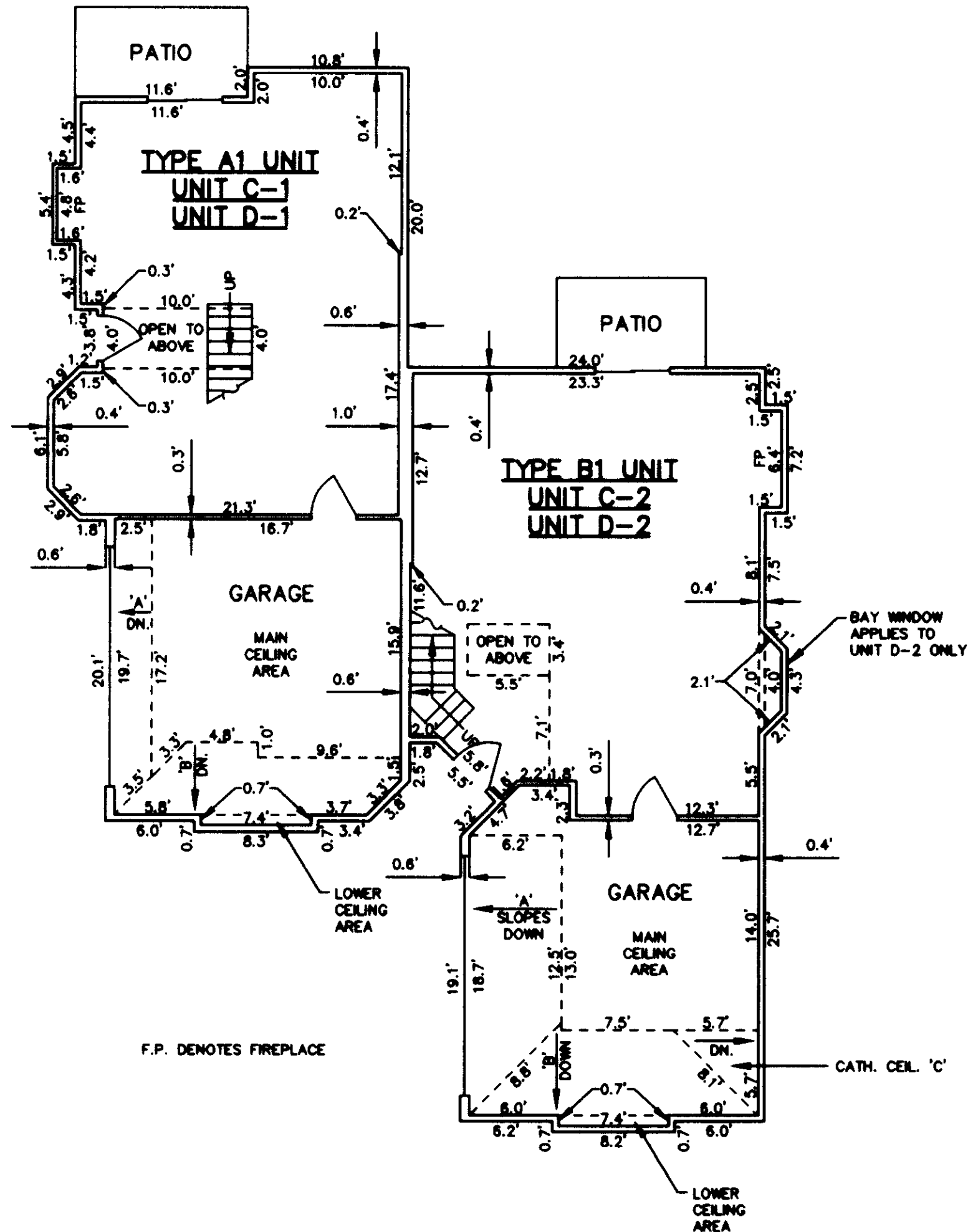
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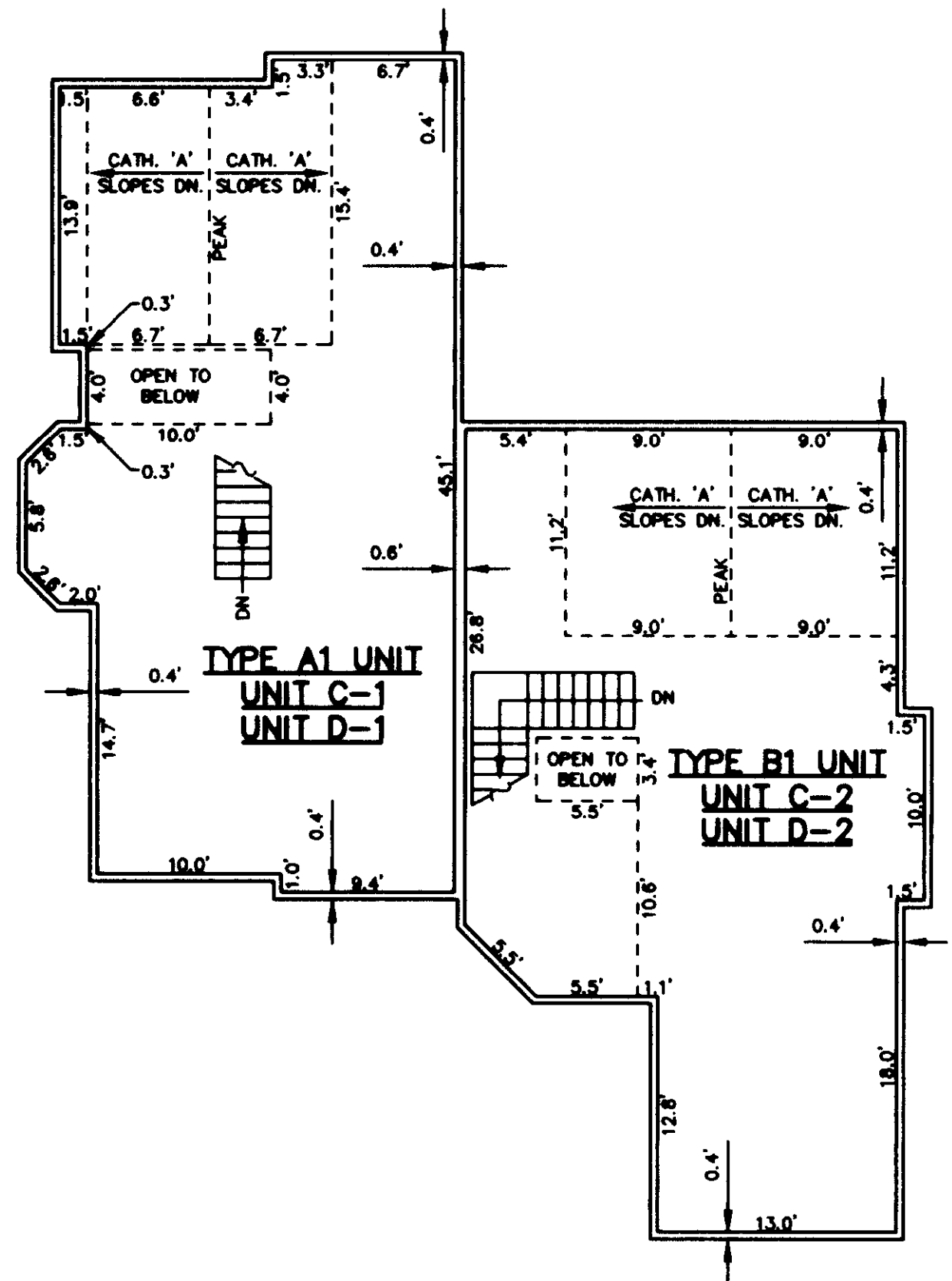
# RAVENSWOOD

## A CONDOMINIUM - PHASE II

SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON



FIRST FLOOR PLAN



SECOND FLOOR PLAN

### BUILDING TYPE 1

APPLIES TO  
BUILDINGS C AND D

ELEVATION TABLE

UNIT	FLOOR	GARAGE AREA						LIVING AREA			
		FLOOR ELEV.	CEILING ELEV.	AREA MAIN	AREA LOWER	CATH. CEIL. 'A' UPPER	CATH. CEIL. 'A' LOWER	CATH. CEIL. 'B' UPPER	CATH. CEIL. 'B' LOWER	FLOOR ELEV.	CEILING ELEV.
C-1	1ST	88.0	98.6	95.9	98.6	97.1	99.6	97.1		88.2	98.2
C-1	2ND	88.0	98.6	95.9	98.6	97.1	99.6	97.1		99.1	107.2
C-2	1ST	88.0	98.1	95.7	99.8	96.8	99.8	96.8		88.2	98.2
C-2	2ND	88.0	98.1	95.7	99.8	96.8	99.8	96.8		99.1	107.2
D-1	1ST	87.7	98.3	95.6	98.3	96.8	99.3	96.8		88.9	97.9
D-1	2ND	87.7	98.3	95.6	98.3	96.8	99.3	96.8		98.8	106.9
D-2	1ST	87.7	97.8	95.4	99.5	96.5	99.5	96.5		88.9	97.9
D-2	2ND	87.7	97.8	95.4	99.5	96.5	99.5	96.5		98.8	106.9

GRAPHIC SCALE IN FEET



1" = 8'



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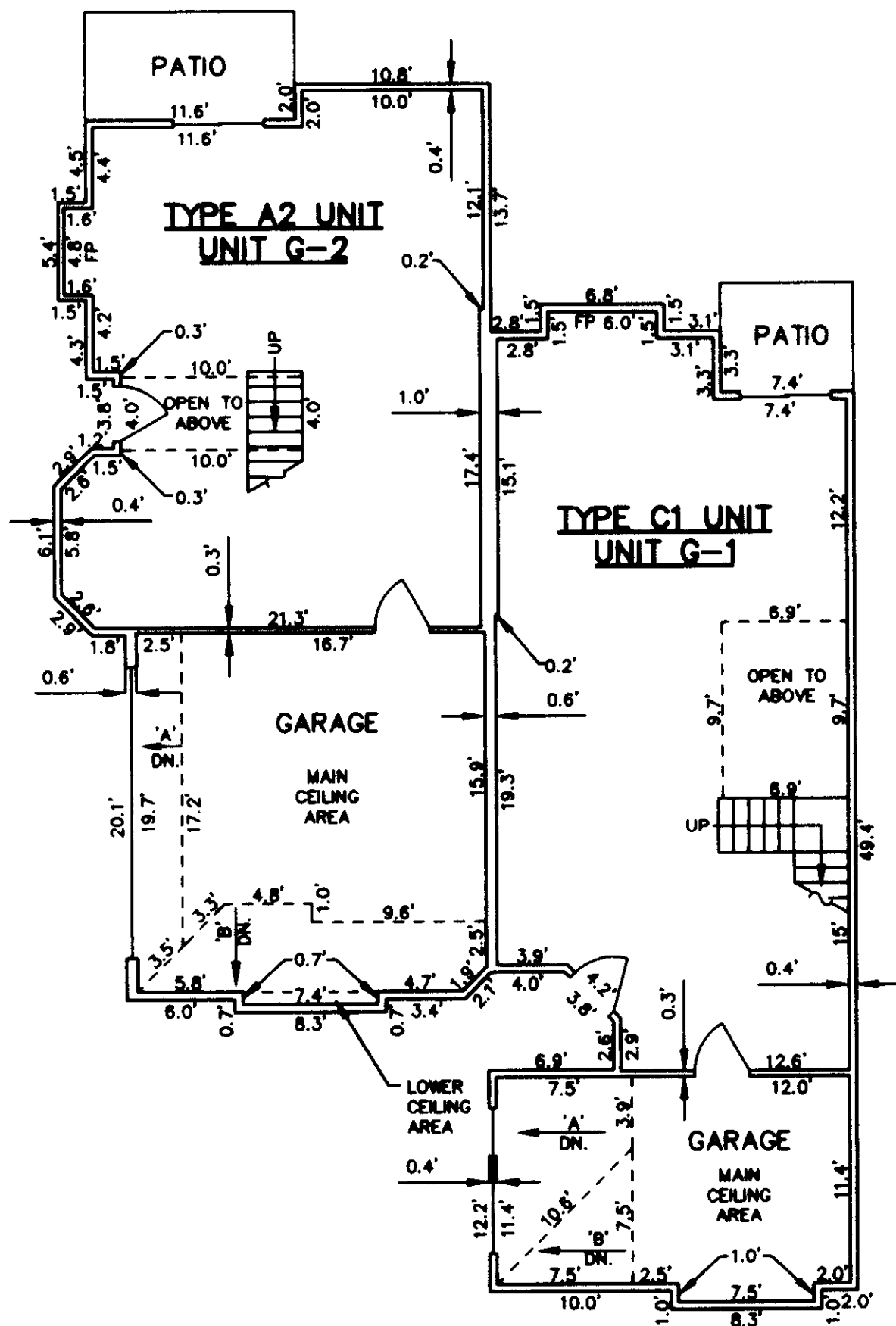
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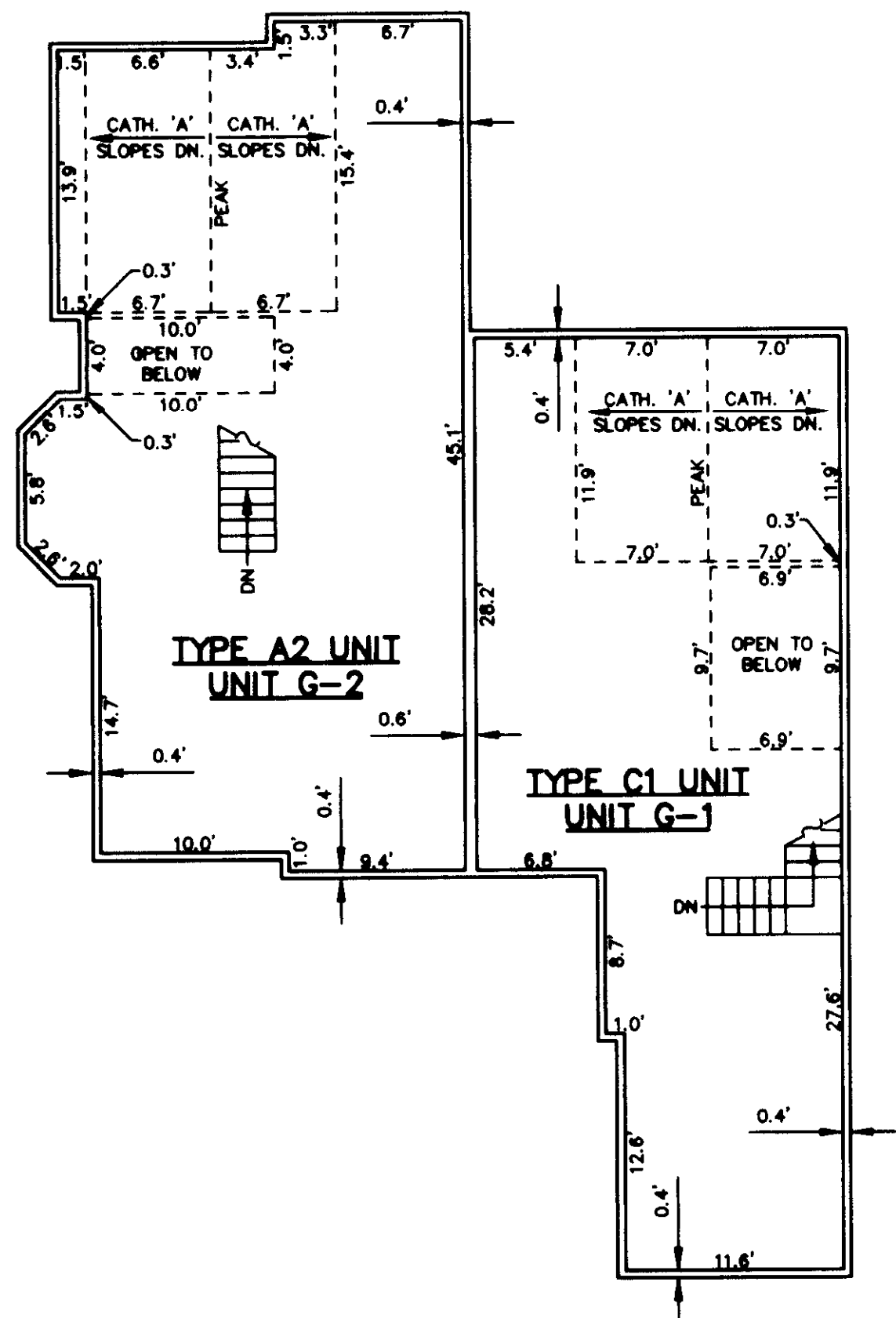
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## A CONDOMINIUM - PHASE II

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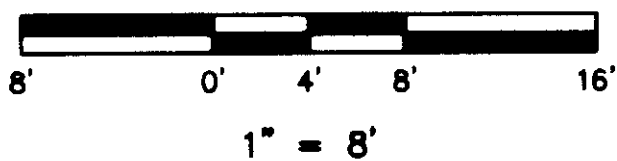
FIRST FLOOR PLAN



SECOND FLOOR PLAN

**BUILDING TYPE 2**  
**APPLIES TO BUILDING G**

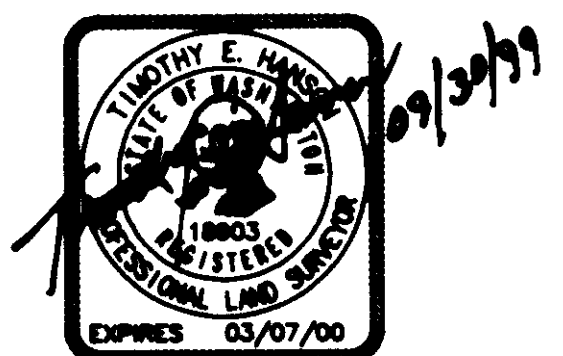
GRAPHIC SCALE IN FEET



ELEVATION TABLE

UNIT	FLOOR	GARAGE AREA				LIVING AREA			
		FLOOR ELEV.	CEILING AREA MAIN	CEILING AREA LOWER	CATH. CEIL. 'A' UPPER LOWER	FLOOR ELEV.	CEILING ELEV.	CATH. CEIL. 'A' UPPER LOWER	
G-1	1ST	87.4	97.6		100.0 96.2	88.6	97.6		
G-1	2ND					98.5	106.6	109.0	106.6
G-2	1ST	87.4	98.0	95.3	97.8 96.5	88.6	97.6		
G-2	2ND					98.5	106.6	108.9	106.6

F.P. DENOTES FIREPLACE

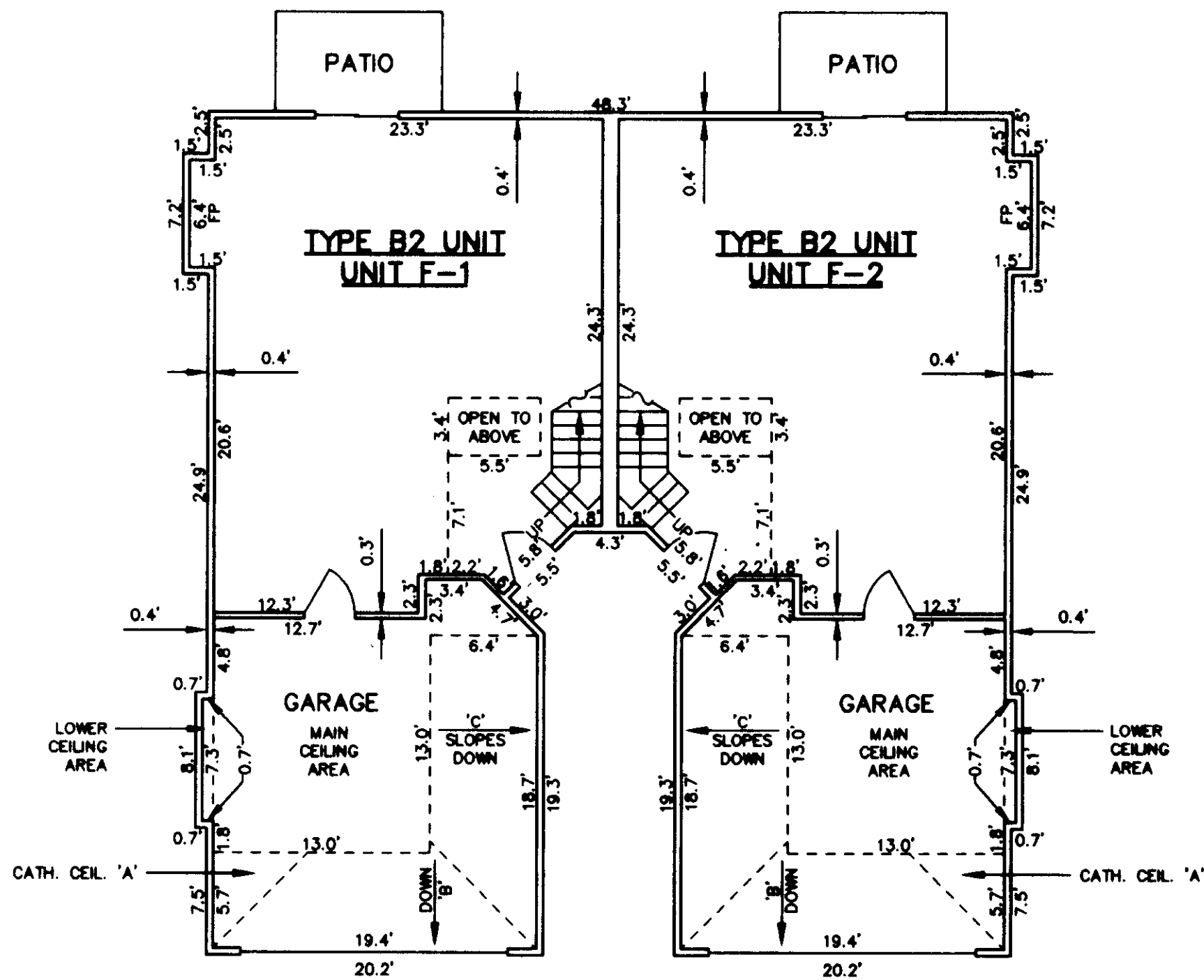


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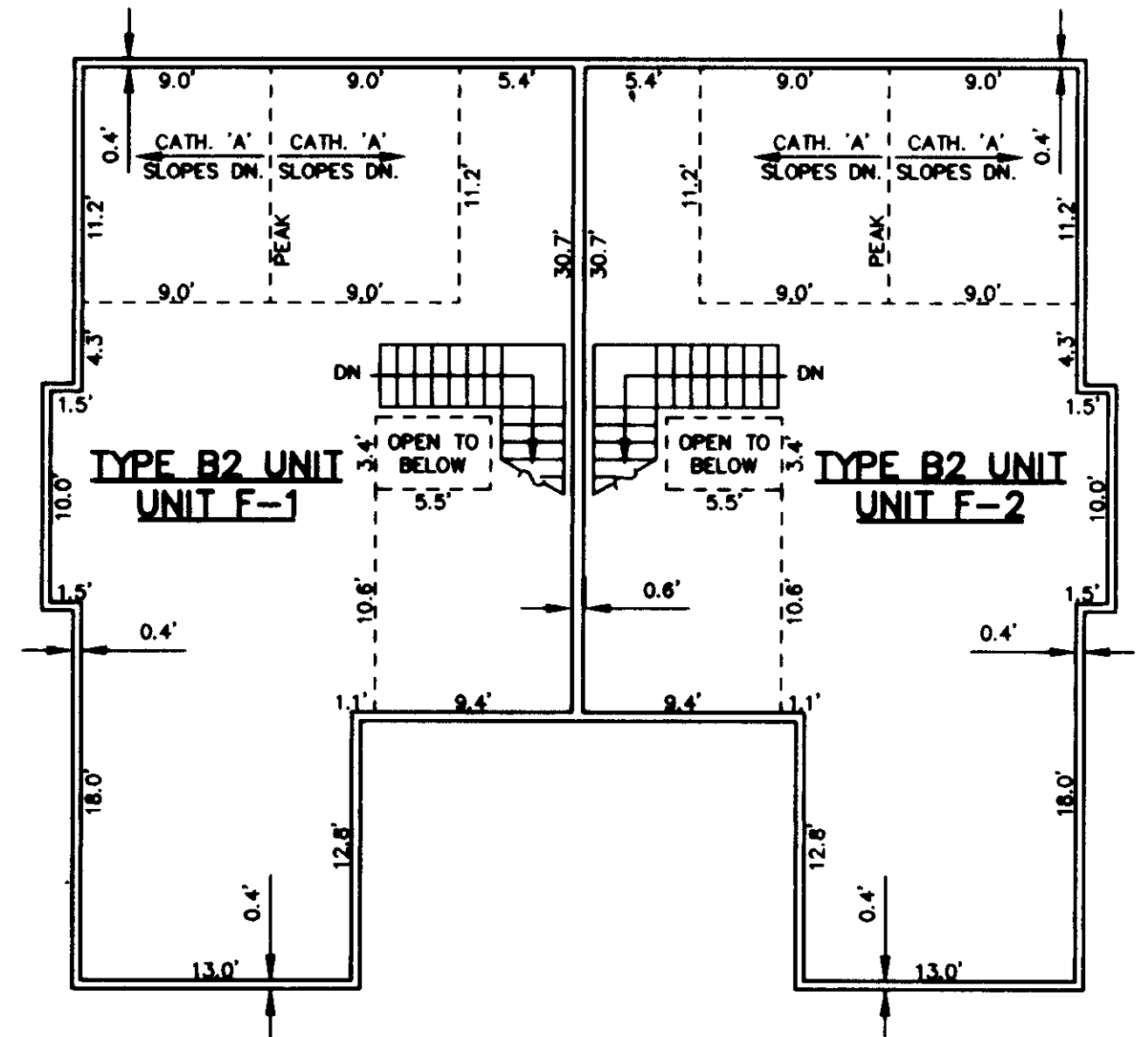
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CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON



F.P. DENOTES FIREPLACE

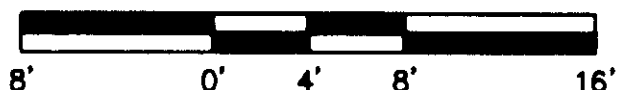
FIRST FLOOR PLAN



SECOND FLOOR PLAN

**BUILDING TYPE 4**  
**APPLIES TO BUILDING F**

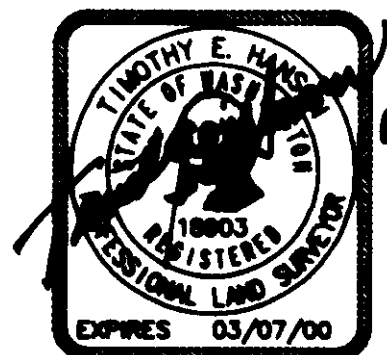
GRAPHIC SCALE IN FEET



1" = 8'

ELEVATION TABLE

UNIT	FLOOR	FLOOR ELEV.	GARAGE AREA						LIVING AREA			
			CEILING AREA	CATH. CEIL. 'A'	CATH. CEIL. 'B'	CATH. CEIL. 'C'	CATH. CEIL. 'A'	CATH. CEIL. 'B'	FLOOR ELEV.	CEILING ELEV.	CATH. CEIL. 'A'	CATH. CEIL. 'B'
F-1	1ST	88.1	98.3	95.8	99.9	96.9	99.9	96.9	89.3	98.3	110.4	107.3
F-1	2ND	88.1	98.3	95.8	99.9	96.9	99.9	96.9	99.2	107.3	110.4	107.3
F-2	1ST	88.1	98.3	95.8	99.9	96.9	99.9	96.9	89.3	98.3	110.4	107.3
F-2	2ND	88.1	98.3	95.8	99.9	96.9	99.9	96.9	99.2	107.3	110.4	107.3



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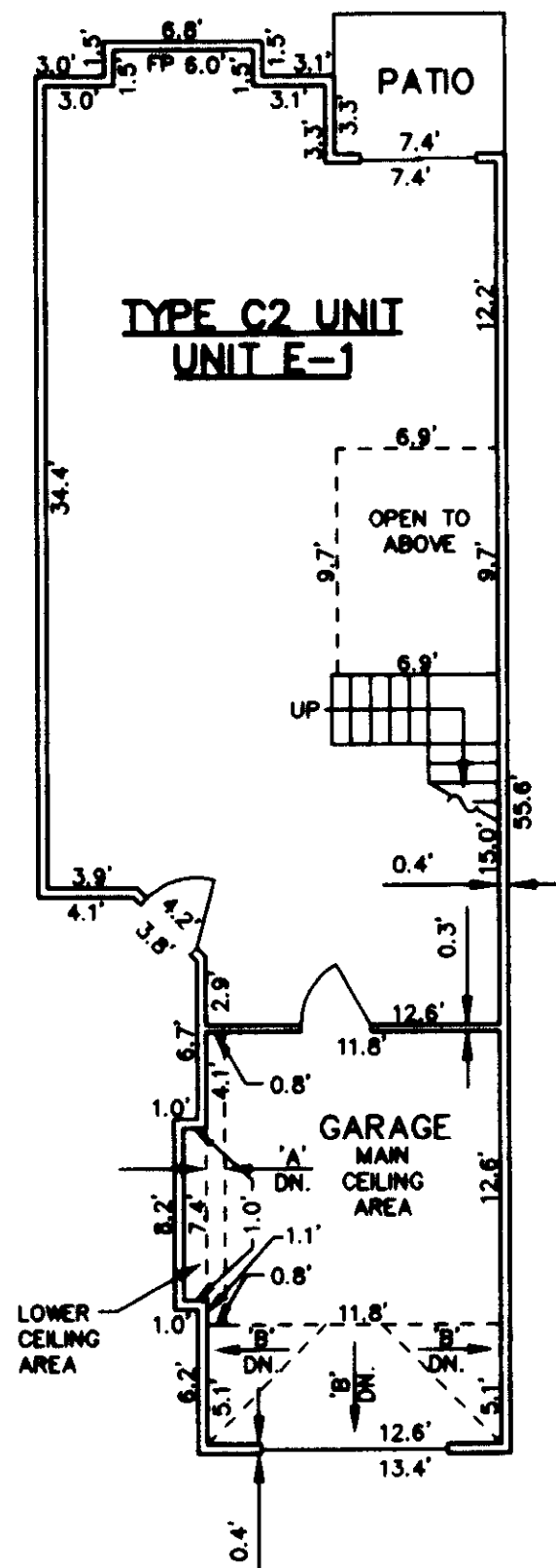
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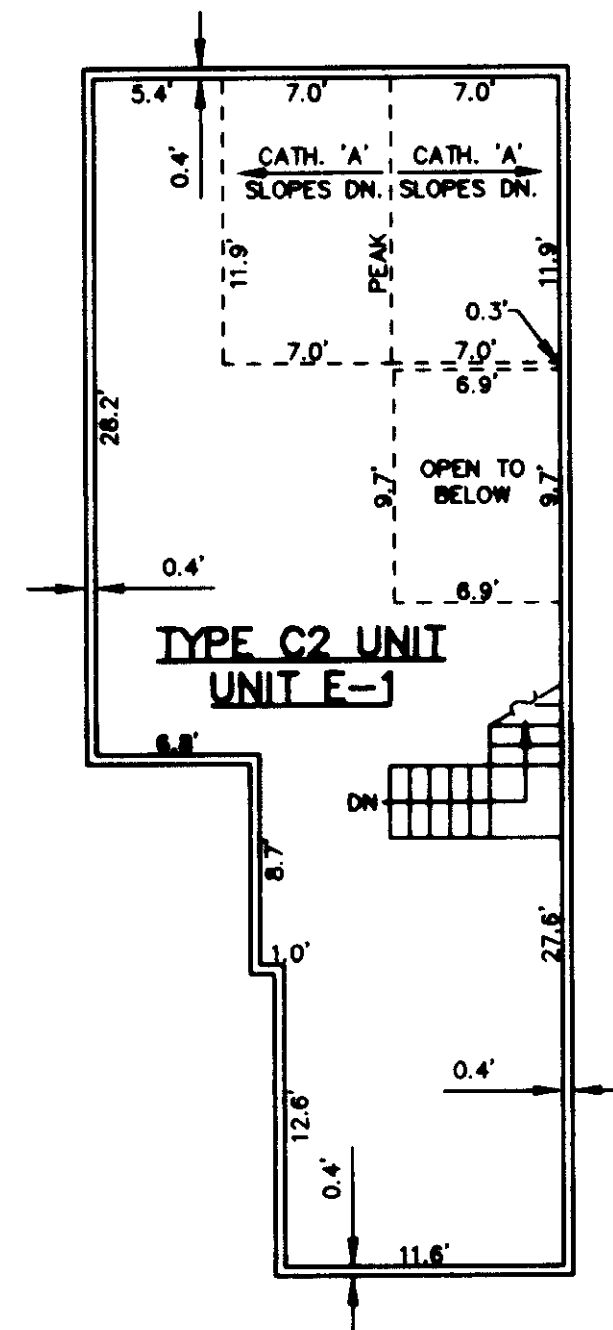
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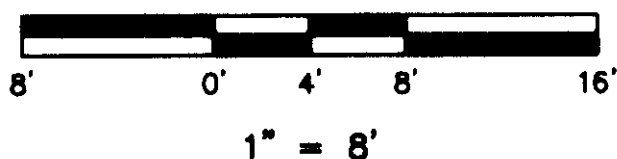
FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING TYPE 5  
APPLIES TO BUILDING G

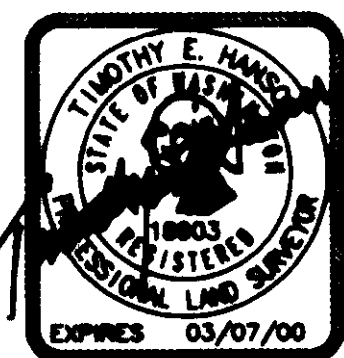
GRAPHIC SCALE IN FEET



ELEVATION TABLE

UNIT	FLOOR	FLOOR ELEV.	GARAGE AREA				LIVING AREA			
			CEILING	AREA	CATH. CEIL. 'A'	CATH. CEIL. 'B'	FLOOR	CEILING	CATH. CEIL. 'A'	
			MAIN	LOWER	UPPER	LOWER	ELEV.	ELEV.	UPPER	LOWER
E-1	1ST	88.2	98.4	96.4	97.6	97.0	89.4	98.4		
E-1	2ND						99.3	107.4	109.8	107.4

F.P. DENOTES FIREPLACE



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